

London Borough of Hackney – Decisions taken by the Licensing Sub Committee B on Wednesday 28 June 2023

Agenda Item No	Topic	Decision
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Items considered in public

<p>6</p>	<p>Application for a Premises License: Heart of Hackney, 255 Mare Street, London, E8 3NS</p>	<p>The Licensing sub-committee in considering this decision from the information presented to it within the report and at the hearing today has determined that having regard to the promotion of all the licensing objectives:</p> <ul style="list-style-type: none"> ● The prevention of crime and disorder; ● Public safety; ● Prevention of public nuisance; ● The protection of children from harm; <p>The application for a premises licence has been approved in accordance with the Council’s Statement of Licensing Policy and the conditions set out in paragraph 8.1 of the report, with the following amendments agreed with the Applicant :-</p> <p>Condition 19 shall be amended as follows:</p> <p>“The garden area shall close and cease to be used from 18:00 each day. The tables and chairs in the outside area shall be rendered unusable after that time”.</p> <p>Condition 20 shall be amended as follows:</p> <p>After 21:00 no more than 6 smokers will be permitted at the front of the premises at any one time.</p> <p>And the following condition to be added to the premises licence :</p> <p>The applicant shall appoint an acoustic consultant registered with the IOA to conduct a music noise survey on the main premises ceiling and the flats immediately above the premises within</p>
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		<p>three months of the opening of the premises with recommendations on suitable mitigation for any excessive music noise from the premises. The agreed acceptable music sound levels to be then set on the sound limiter and calibrated to the satisfaction of the Environmental Protection Team.</p> <p>The contact details of the duty manager and the Designated Premises Supervisor to be on display where it can be easily read from the exterior of the premises.</p> <p>Refuse/Recycling of bottles are permitted to be placed in the external receptacles or in areas outside the premises between 09:00 and 17:00 each day.</p> <p>No barbecues shall be permitted in the garden area.</p> <p>The Freehold owner, Mr Ali Abaci, shall be excluded from the premises and shall not undertake any activities related to the management of the business. This shall include but shall not be limited to any directorship, shareholding, direct employment, employment as a contractor, advisor or supplier.</p> <p>The maximum of 20 persons shall be permitted in the garden at any one time.</p> <p>No smokers shall be permitted in the garden area.</p> <p>The Premises Licence Holder shall submit a written Dispersal Policy to be approved by the Licensing Authority and the Police. The approved Dispersal Policy shall be implemented at the premises. All staff shall be briefed on this Dispersal Policy. A copy of the policy shall be kept on the premises and shall be produced to a Police officer or other authorised officer upon request.</p> <p>The Premises Licence Holder shall organise and publicise a meeting for local residents to discuss the operation of the premises and address any issues at least every 3 months. The</p>

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		<p>frequency of meetings may be varied by agreement between the Premises Licence Holder and local residents.</p> <p>Reasons for the decision</p> <p>The Licensing Sub-committee approved the application for a premises licence with amended hours for use of the garden area, and additional conditions for on-sales of alcohol at the premises.</p> <p>The Sub-committee took into account that the Applicant had agreed in advance to conditions with the Responsible Authorities (Metropolitan Police Service (“the Police”), Environmental Protection Team, and the Environmental Enforcement Team) who subsequently withdrew their objections to the application. It was noted that the Licensing Authority raised no objections.</p> <p>The Sub-committee also took into consideration objections raised by 10 Other Persons (local residents) to the application, in a residential area, on the grounds of the four licensing objectives, and the impact the premises will have on the local residents and families that live close to the premises.</p> <p>The Sub-committee took into consideration the Planning Authority’s representation that the Applicant needed to ensure they had the necessary Planning Permission in place to operate the premises.</p> <p>The Sub-committee heard from local residents that there was a lack of resident consultation prior to the meeting which the local residents were concerned about and how the Applicant will work with local residents going forward.</p> <p>The Sub-committee heard local residents expressed their concerns that the Applicant may not be able to address their concerns due to his lack of experience as a manager of a pub.</p>

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		<p>The Sub-committee heard from residents that lived in the area for a number of years who confirmed that the noise does get amplified in the beer garden and there were little shields from the noise to prevent the impact on local residents. The Sub-committee heard from a number of the neighbours that they respect peace and quiet, and they do not want to be disturbed with noise. The Sub-committee heard that the Applicant had agreed to no smokers in the garden and the smokers will be at the front of the premises.</p> <p>The Sub-committee took into account representations from the local residents who have previously experienced use of the premises to be very noisy from 21:00 and in the middle of the night. The Sub-committee heard when the premises closed the local residents found that 90% of the noise issues and antisocial behaviour issues disappeared, and they felt that by reopening the premises all of these issues would reoccur.</p> <p>The Sub-committee heard from local residents that the area was now more of a commercial and sports pub with long hours and it was not family orientated, the building amplified the noise and also traps smoke which were ongoing problems. The Sub-committee noted that local residents would welcome a traditional family pub as it would make the community more united and the local residents would have something to support and be proud of. However they are concerned about how the premises would operate in reality.</p> <p>The Sub-committee heard from local residents that following the two incidents in the 10 year period, the concerns are that the premises will repeat how it operated previously and the reputation that followed it. The Sub-committee heard that the local residents felt that the Applicant does not appear to have presented a premise that will be new. It appears to be like the previous premises that promoted heavy drinking and attracting the wrong crowds which led to antisocial behaviour in the area. The Sub-committee noted that the local residents were concerned about the negative impact the premises would have on the residential area.</p>

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		<p>The Sub-committee heard representations from the Applicant's Agent that the premises is a traditional family pub. There will be no live music or dancing. The new operator has no involvement with the previous licence holder of the premises. The Applicant is the leaseholder and the previous licence holder is the freeholder of the premises. The Sub-committee heard that the Applicant had agreed conditions with the Responsible Authorities and the Police were happy with the site plans for the premises. The Sub-committee heard that there will be new CCTV, new security and the Police will be monitoring the operation of the premises and the performance of the Designated Premises Supervisor very closely.</p> <p>The Sub-committee took into consideration that the Applicant had agreed to the garden being closed from 18:00 each day. The Sub-committee noted the Applicant had made plans to carry out improvements to the premises if the licence is granted such as a play area and other children's activities being provided to create a more family friendly premises. The Sub-committee heard that the Applicant was making plans about a family menu that they will be offering.</p> <p>The Sub-committee heard from the Applicant that they have no involvement with the previous licence holder and that they will make sure they have good security inside and outside the premises. The Sub-committee noted that the Applicant had worked in a pub previously. However they have not managed a pub. The Sub-committee heard from the Applicant that they will ensure that there is no smoking on the premises. The Sub-committee noted that the Applicant was not planning to open the premises straight away, and that they intended to employ experienced staff first.</p> <p>The Sub-committee heard from the Applicant's agent that there is a gym now under the premises, causing a great deal of plant noise and it was not noise coming from the actual premises. The Applicant's agent confirmed that the Police will monitor the Designated Premises Supervisor closely, and if they are not operating correctly the Police will refer the matter back to the Licensing Authority.</p>

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		<p>The Sub-committee heard from the Applicant's Agent that they would be prepared to meet with the Responsible Authorities and local residents within one week of opening to try and work with them to resolve any issues.</p> <p>The Sub-committee took into consideration the representations made by the Applicant, the Licensing Authority and the Other Persons (local residents), and the Sub-committee felt that with the additional conditions, and the Applicant's willingness to work with local residents to overcome any issues, that the Applicant will be able to operate responsibly. The Sub-committee was satisfied that the garden closing at 18:00 each day would prevent noise nuisance and any impact on local residents.</p> <p>The Sub-committee takes antisocial behaviour seriously, and will not want the previous experiences to be repeated. The Sub-committee hopes that the necessary security will be in place to prevent any antisocial behaviour.</p> <p>The Sub-committee felt that the premises needed rebranding in order to make progress in the future and move away from the past incidents. The Sub-committee took into consideration that the local residents did not have confidence that the new premises would operate well.</p> <p>The Sub-committee felt the premises needed to demonstrate and reassure both the Responsible Authorities and local residents that this is a new start for this premises. In addition, the Applicant needs to demonstrate that they have listened to the local residents, and they will try to resolve any issues at the premises to prevent noise nuisance, antisocial behaviour and any other impact on the local residents who live within close proximity to the premises and the garden.</p> <p>The Sub-committee took into consideration the concerns raised by the local residents and satisfied themselves that the conditions applied will allay the fears of the local residents. The</p>

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		<p>safeguards and quarterly meetings and other measures offered by the Applicant made the Sub-committee feel confident that the Applicant will take the concerns raised by local residents seriously.</p> <p>The Sub-committee felt that the main issues were management and lack of experience of the Applicant to operate a premises such as this. The Sub-committee felt that the Applicant demonstrated that they were open, accommodating and prepared to comply with the conditions and amendments proposed in the meeting. The Sub-committee considered the nuisance experienced by local residents previously and they welcome the changes and the conditions that the Applicant has agreed to.</p> <p>The Sub-committee took into account that the Environmental Protection Team suggested that there should be no more than 20 people at any time and that a noise report should be carried out to resolve any potential noise issues that will arise from use of the rear garden.</p> <p>The Sub-committee took into account that the local residents did not want the recycling of bottles to be carried out late at night. The Sub-committee were pleased that the Applicant agreed to the bottles being recycled from 09:00 onwards during the day at more reasonable times to prevent a disturbance.</p> <p>The Sub-committee heard from the local residents that they needed reassurance that noise checks were being carried out, and that a noise report would be done to address the noise impact on local residents.</p> <p>The Sub-committee and local residents were disappointed that the DPS did not attend the hearing to listen to the concerns of local residents and the issues arising that they will be dealing with.</p> <p>The Sub-committee were not convinced that the Freeholder will not have any involvement in</p>

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		<p>the premises. The Sub-committee felt it was necessary to have a condition to prevent the Freeholder of the building who previously operated the premises, when the incidents occurred, and the premises licence was revoked, to be excluded from operating the premises.</p> <p>The Sub-committee felt that the conditions in place would allow the Applicant to go some way to operating responsibly. The conditions will enable a review to be carried out to ensure problems from the past will not occur. The proposed safeguards in place gave the Sub-committee confidence that the premises will be under tighter controls.</p> <p>Having taken all of the above factors into consideration, the Licensing Sub-committee was satisfied that the application could be approved without the licensing objectives being undermined.</p> <p>Public Informative</p> <p>The Premises Licence Holder is encouraged to work with and to engage in meaningful dialogue with the local residents to resolve any issues relating to noise or other nuisance from the premises, and for the Premises Licence holder to play their part in reducing any impacts of noise emanating from the premises, particularly during the evening and late at night.</p> <p>The Premises Licence holder is encouraged to continue working with the Environmental Protection Team to reduce noise nuisance, and prevent any nuisance or negative impact in the area.</p> <p>The Premises Licence Holder is advised as part of the rigorous monitoring and checking process that the recruitment of staff are to be well trained and to undertake the required training: Wave training, training for vulnerable persons and other training offered by the Council's Hackney Nights portal.</p>

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		<p>The Premises Licence Holder is reminded of the need to operate the premises according to any current licensing conditions on the premises licence, any planning permission requirements and consents relating to the use class, conditions and hours that the premises will operate under.</p> <p>It also should be noted for the public record that the local Planning Authority should draw no inference or be bound by this decision with regard to any future planning Application which may be made.</p> <p>Your right to appeal</p> <p>If you are aggrieved by any term, condition or restriction attached to this decision, you have the right to appeal to the Thames Magistrates Court, 58 Bow Road, London E3 4DJ within 21 days of the date you receive this written decision.</p>
7	Application for a variation to a Premises Licence: The Doner Store, 468 Kingsland Road, Hackney, London, E8 4AE	In light of the uncertainty over the current status of the SPA in relation to the review of the licensing policy and its impact on the application before the Sub Committee, the members agreed to adjourn the hearing. The application for a variation to a premises licence for the Doner store would be resubmitted for consideration and decision at a future Licensing Sub-Committee meeting.